

EXHIBIT A

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December 3, 2012
Revised May 24, 2013

County: McLennan
Highway: Interstate Highway 35
Limits: From Martin Luther King Blvd. to BU 77
ROW CSJ: 0015-01-233

Property Description
For Parcel 176

BEING 0.035 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS DE LE VEGA GRANT, ABSTRACT NO. 43 IN MCLENNAN COUNTY, TEXAS AND BEING PART LOTS 13, 14 AND 2, BLOCK 5, OF THE PLAT OF THE FRACTION "F" OF THE TOMAS DE LA VEGA 11 LEAGUE GRANT RECORDED IN VOLUME 111, PAGE 112 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND BEING PART OF THE REMAINDER OF BLOCK 5 CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED IN VOLUME 490, PAGE 367 OF THE D.R.M.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" on the west line of Lot 1, Block 8, the existing east right-of-way line of Price Street as shown in Volume 111, Page 113 of the D.R.M.C.T. from which a found Type II Monument bears South 59°41'15" West 50.00 feet for the northeast corner of a tract of land described in deed to Catherine Porter recorded in Volume 1741, Page 237

THENCE North 30°18'45" West 127.54 feet with the west line of Lot 1, Block 8, west end of May Street, the west line of Lot 14, Block 8 and the existing east line of Price Street to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) for the POINT OF BEGINNING;

- (1) THENCE North 30°18'45" West 16.38 feet with the west line of Lot 14, Block 5 and the existing east right-of-way line of Price Street to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of the remainder of Lot 14, Block 5, the southwest corner of a 1832 square foot Tract described in deed to the State of Texas recorded in Volume 1001, Page 480 of the D.R.M.C.T. and the existing east right-of-way line of Interstate Highway 35 (IH 35);
- (2) THENCE North 25°38'50" East 87.07 feet with the remainder of Block 5 and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the north corner of the remainder of said United States of America Tract and the northwest corner of a Tract of land conveyed to the City of Waco in deed recorded in Volume 316, Page 371 of the D.R.M.C.T.;

- (3) THENCE North 60°35'52" East 28.15 feet through Block 5 with the north line of the remainder of said United States of America Tract and the west line of said City of Waco Tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed east right-of-way line of IH 35 and the beginning of an Access Denial Line;
- (4) THENCE South 26°52'14" West 119.34 feet through Block 5 with the proposed east right-of-way line of IH 35 and the Access Denial Line to the **POINT OF BEGINNING** and the end of the Access Denial Line;

This parcel contains 0.035 of an acre of land and 119.34 linear feet of Access Denial Line, out of the Thomas De Le Vega Grant, Abstract No. 43 in McLennan County, Texas.

(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department of Transportation."

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0000874.

Access is prohibited across the "Access Denial Line" to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this property description.

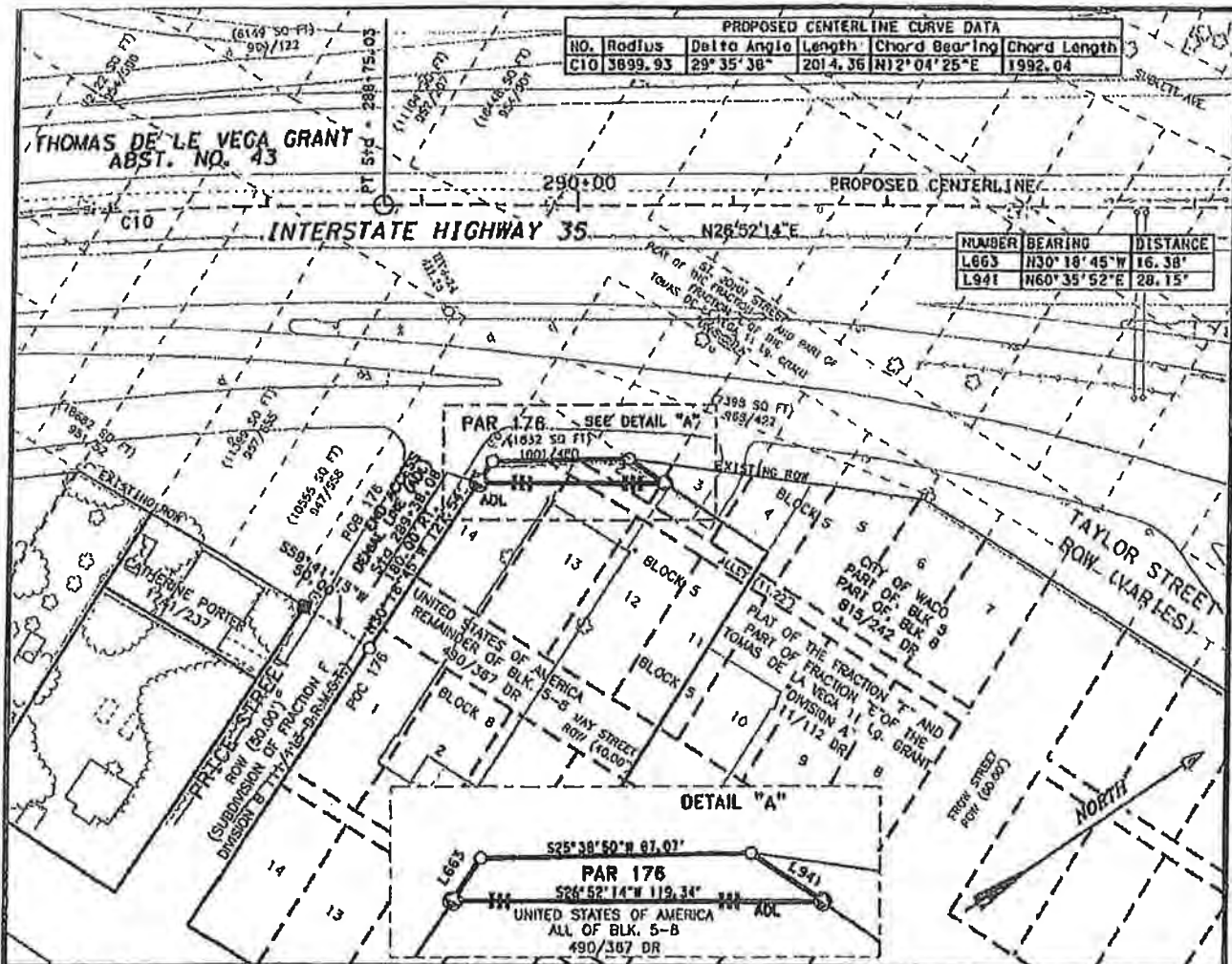
I certify that the survey was performed on the ground under my supervision.

David R. Hartman

David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264

5/24/13
Date





SURVEY LEGEND

- ① SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- ② SET 5/8" IRON WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- TYPE II MONUMENT SET
- TYPE II MONUMENT FOUND
- 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ⊙ 5/8" IRON ROD SET W/ "TxDOT" CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ IRON PIPE FOUND
- Δ CALCULATED POINT
- P.C. PROPERTY LINE
- P.T. CENTER LINE
- () RECORD INFORMATION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ACCESS DENIAL LINE

NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0000874.

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Hartman 5/24/13

David R. Hartman

Registered Professional Land Surveyor, No. 5264, State of Texas



LANDESIGN
SERVICES, INC.

512-288-7001
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78081

PARCEL: 176 ACRES 0.035
HIGHWAY: IH 35 COUNTY: McLENNAN
REVISED: 05/24/13
ROW CSJ: 0015-01-233 DATE: 12/03/12
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 340 JOB NUMBER: 101-08-020